

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Approved Minutes - Meeting Notice
Thursday, March 5, 2009, 7:30 PM
Council Chambers, Third Floor
Memorial Building, Vernon Town Hall
14 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call

- **Meeting Called to Order at 7:35 P.M.**
- **Regular Members Present:** Lester Finkle, Ralph Zahner, Walter Mealy, Chester Morgan and Sarah Iacobello.
- **Alternate Members Present:** Francis Kaplan. Francis Kaplan to sit for Watson Bellows.
- **Staff Present:** Leonard Tundermann, Town Planner
- **Recording Secretary:** James Krupienski.

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- **CT Land Use Law for Municipal Land Use Agencies, Boards, and Commissions 3/28/2009, sponsored by the CT Bar Association**
- **Land Use Academy schedule for Upcoming Events**
- **Land Cover Sheet showing developed land and table showing changes.**

2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- **Walter Mealy, seconded by Chester Morgan made a Motion to adopt the Agenda. Motion carried unanimously.**

2.3 Acceptance of Minutes

- **Approval moved to the March 19, 2009 meeting.**

3. Old Business

3.1 Application [PZ-2009-03] of Lots & More Vernon, LLC for a Site Plan of Development for an Outdoor Lawn & Garden Merchandise Display at #48 Windsor Ave. (Assessor's ID: Map #22, Block #30, Lot/Parcel #42)

- **Chester Morgan, seconded by Francis Kaplan made a Motion to Continue the Application to the March 19, 2009 meeting. Motion carried unanimously.**
- **Discussion took place regarding Staff Meeting with the Applicant and the abutting property owner regarding easement access.**

3.2 Plan of Conservation and Development (POCD)

- **Leonard Tundermann, Town Planner supplied a listing of Companies that were mailed the RFQ for Consultant Services. (Mailing Listing dated March 3, 2009.)**

3.3 Other zoning regulation changes for consideration:

- a. Garden zone;
- b. Protection of mature trees (in section 9, Landscape Buffer Strips, and section 14, Site Plans), proposed by the Conservation Commission;
- c. Requiring sewers for development within aquifer protection zones;
 - **Items to continue on the Agenda for Discussion purposes.**

4. New Business.

4.1 Receipt of Applications

- **None**

5. Other Business

5.1 Discussion of proposed 7 pm meeting start.

- **Discussion took place. No change to present start time proposed.**

5.2 Review of Commission policies

- **Leonard Tundermann, Town Planner reviewed policies from 1985 through 1993.**
- **Discussion took place.**
- **Commission requested comment by the Town Attorney regarding "Regulations" vs. "Policy" that the enforceability of each.**

5.3 Outline and tentative schedule for review of the zoning regulations

- **Leonard Tundermann, Town Planner would supply at future meeting.**
- **Ralph Zahner suggested creation of a commission subcommittee to assist in review of the Zoning Regulations for proposed changes.**

5.4 Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.

6. Adjournment.

- **Francis Kaplan, seconded by Sarah Iacobello made a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:05 P.M.**

James Krupinski
Recording Secretary

Approved April 2, 2009